

3 Deloraine Street, Lyons, ACT, 2606

House For Sale

Thursday, 31 October 2024



3 Deloraine Street, Lyons, ACT, 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



Brett Hayman
0411414624

Stunning tri-level home in a highly desirable location

Open by Appointment Sunday the 3rd of November 2:15pm - 2:45pm - Please Call to Register.

This stunning home combines convenience, modern style, and an exceptional layout tailored for comfort and elegance. Positioned within a 10-minute walk to Woden Plaza, a short stroll to the Lyons shops, local primary school, and park, as well as a 2-minute walk to public transport, this residence offers unparalleled accessibility in a thriving community.

Step through the spacious foyer into a flowing floorplan highlighted by tasteful, neutral tones, new carpets, and recently painted exteriors. Double-glazed windows enhance the serene ambiance and energy efficiency. The generous formal living room is complemented by an open-plan kitchen, dining, and family area, perfect for everyday living and entertaining.

For those who work from home, the substantial home office offers a built-in wrap-around desk with views over the solar-heated inground pool, providing a peaceful yet motivating workspace. The master suite is a true retreat, complete with an oversized walk-in robe, a luxurious ensuite, and a spacious shower. The family bathroom, featuring both a bath and shower, services the additional bedrooms, both featuring with built in robes.

Inside, the property features three reverse cycle systems, each thoughtfully positioned to optimize comfort throughout the home – with individual units in the upstairs, office, and main living areas. The flexibility to heat or cool specific areas, along with ducted vacuuming, ensures an effortless and efficient living experience year-round.

Outside, landscaped and manicured gardens surround the property, complete with automated water system, creating an easy care, private, lush sanctuary. With a single lock-up garage with storage space and a double lock-up garage for extra convenience, this home truly has it all.

Whether you're drawn to the luxury finishes or the unbeatable location, this property is a rare find – perfect for those looking for spacious family living without compromising on style or proximity to essential amenities.

Features:

- ? Stunning tri-level home
- ? Spacious foyer entrance
- ? Formal living area with access to balcony
- ? New carpets, freshly painted exterior
- ? Double glazed windows
- ? 3 x reverse cycle systems with individual units in the upstairs, office, and main living areas
- ? Ducted vacuum system
- ? Open plan kitchen with island bench, quality appliances, and plenty of storage
- ? Spacious dining area overlooking inground swimming pool
- ? Oversized master suite with walk in robe and luxurious ensuite
- ? Two additional bedrooms with built in robes
- ? Designated home office, with built in wrap around desk
- ? 3 x lock up garages with additional storage area
- ? 2 x powder rooms
- Inground swimming pool, solar heated by pump
- Rheem storage recirculated solar water heater, with power booster switch
- ? Landscaped and manicured grounds, automated watering system, rainwater storage

EER: 5.0

Rates: \$4,252 pa (approx)

Land Tax: \$8,536 pa (approx.)

Living Area: 258m²

Land Size: 761m²

Land Value: \$794,000 (2024)

Nearby

- [Curtin Primary School](#)
- [Hughes Primary School](#)
- Lyons Primary School
- [Alfred Deakin High School](#)
- [Canberra College](#)
- [Curtin Shops, Lyons Shops](#)
- [Woden Town Centre](#)
- [The Canberra Hospital](#)